

1994	A new roof was installed on the visitor center.
1998	The restrooms at the visitor center were renovated to provide accessibility for persons with disabilities.
2000	The fish cleaning station was renovated.
2000	A wheelchair lift was added to the visitor center.
2005	The lodge swimming pool was abandoned and filled with gravel and concrete.
2005	The camptender's residence and housing building 487 were demolished.
2005	Hurricanes Katrina (August 25) and Wilma (October 24) passed through south Florida, causing damage to the Flamingo developed area. The lodge, duplex rental houses, and housing buildings 488, 489, and 490 were heavily damaged.
2006–2008	Buildings severely damaged by 2005 hurricanes removed, including duplex rental housing group; concessionaire housing buildings 488, 489, and 490; and two small buildings at the marina.
2009	The lodge, severely damaged by the 2005 hurricanes, was demolished. Also, the north half of the maintenance office was demolished.
2009	Two new housing units were constructed.
2010	Concessionaire housing building 486 was demolished.
2010	The visitor center exterior was repaired, including localized concrete patching and repair/replacement of soffits at the breezeway, and repainted in its historic color scheme.



---

# Physical Description and Condition Assessment

## 1 Site

2 The visitor center is located at the southernmost  
3 mainland point of the Flamingo Developed Area  
4 of the Everglades National Park, at the terminus of  
5 a thirty-eight-mile paved road that extends  
6 southwest from the main park visitor center near  
7 Homestead, Florida. The designed historic  
8 landscape of the visitor center comprises the area  
9 extending from the front of the building to the  
10 main park road, including the south parking lot,  
11 the parade ground, and the south end of the north  
12 parking lot; the open turfed area at the east end of  
13 the building and extending to the marina basin;  
14 and the open turfed area to the west of the  
15 building to the southern edge of the south parking  
16 lot. The following description of the site is  
17 organized by landscape feature type.<sup>110</sup>

## 18 Spatial Organization

19 The visitor center complex, including the visitor  
20 center building, basin no. 3, and associated  
21 parking lots, is arranged on a northwest-to-  
22 southeast axis that begins at the main park road  
23 and extends visually into Florida Bay (Figure 90).  
24 The visitor center entrance sequence was arranged  
25 around this axis, with the entrance drive circling a  
26 long, open trapezoidal lawn (Figure 91). The  
27 visitor center parking lots flank this lawn in  
28 symmetrical areas that extend to either side. The  
29 flagpole at the visitor center end of the lawn

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110. The Historic Structures Report project team concurrently prepared a Cultural Landscape Inventory for the Flamingo Mission 66 Developed Area. Wiss, Janney, Elstner Associates, Inc., and John Milner Associates, Inc., *Flamingo Mission 66 Developed Area Cultural Landscape Inventory* (Atlanta, Georgia: National Park Service, Southeast Regional Office, 2011).

30 emphasizes the central axis. On either end of the  
31 visitor center building pavilions are two flat, open  
32 lawn areas that extend the horizontal lines of the  
33 building into the landscape.



34  
35 **FIGURE 90.** View toward the visitor center from the  
36 main park road.



37  
38 **FIGURE 91.** The central lawn in front of the visitor  
39 center.

40 In the design of the visitor center, emphasis was  
41 placed on creating a spatial procession that  
42 integrated the interior and exterior environment.  
43 A two-story concrete breezeway and wide access  
44 ramp links the office and museum component,  
45 concessionaire component, and public courtyard,  
46 and frames views of the surrounding natural  
47 environment and marina. The elongated shape of  
48 the building follows the outline of the basin on one

1 side and faces the landscaped parking area and  
2 entrance drive on the other. The breezeway serves  
3 as a transitional space between the arrival area and  
4 the sweeping view of Florida Bay.

5 Within the breezeway, the visitor center plaza has  
6 three spatially-distinct sub-areas. The ground  
7 floor level is accessed by the central walkway and  
8 opens up to the broad view of Florida Bay. To the  
9 left, the space under the building's east wing is  
10 used for group gatherings and ranger interpretive  
11 talks. To the right, a set of steps and planters  
12 transitions down to the lower level plaza, which  
13 was previously used as an outdoor dining area.

## 14 Views and Vistas

15 The visitor center was designed to take advantage  
16 of the sweeping views available from the water's  
17 edge into Florida Bay (Figure 93). Building  
18 functions were concentrated into two, two-story  
19 pavilions; the concrete breezeway connecting  
20 these pavilions frames views of the surrounding  
21 natural environment. The elevator installed at the  
22 center of the breezeway intruded into the view of  
23 the bay from the inland side of the visitor center.<sup>111</sup>

24 The original planting plan was designed to support  
25 the views toward Florida Bay by including palms  
26 with vertical trunks that echoed the building  
27 columns. These were set in beds of low shrubs that  
28 were well below eye level. By 2010, because the  
29 Paurotis palms had developed into thickets and  
30 because volunteer growth of strangler fig, gumbo  
31 limbo, and other plants had become established,  
32 views were blocked in several locations. Some of  
33 the growth blocking the views was removed by the  
34 park in 2010.

35 In addition, the Guy Bradley Memorial has been  
36 moved from its original location adjacent to the  
37 entry walk and placed at the terminus of the  
38 breezeway sidewalk, interrupting the intended  
39 view of the bay (Figure 92).



40  
41 **FIGURE 92.** The Guy Bradley Memorial has been  
42 moved from its original location adjacent to the  
43 entry walk.

## 44 Topography

45 When the Flamingo area was developed for the  
46 current visitor center beginning in 1955, fill  
47 material was added to provide a suitable base for  
48 construction. It was excavated from the basin area  
49 and consisted of oolite lime rock and gravel  
50 overburden from dredging activities, as well as  
51 stone provided from the government stockpile.<sup>112</sup>  
52 According to the 1956 Grading Plan and survey  
53 disks embedded in the bulkhead of basin no. 3, the  
54 high point of the developed area was 8.31 feet, and  
55 the low point of the area to be graded was 4.98  
56 feet. Though hurricanes and other storm activity  
57 have changed the topography of the surrounding  
58 area, the overall topography of the visitor center  
59 complex is very similar to the originally graded  
60 landscape.

61 While overall, the landscape around the visitor  
62 center appears to be quite flat, subtle variations  
63 were designed into the grading scheme  
64 (Figure 94). The center of each parking island was  
65 graded to be from 6 to 12 inches higher than the  
66 paved area. This kept water from gathering in the  
67 islands and creating homes for mosquito larvae.  
68 The parade ground was also graded to drain to the  
69 roadways and its high point was located at the  
70 visitor center end, perhaps for purposes of  
71 accommodating the flagpole. The platform created  
72 for the visitor center building was built up so that

111. The elevator, installed in 2000, was removed by Park Facility staff in 2010.

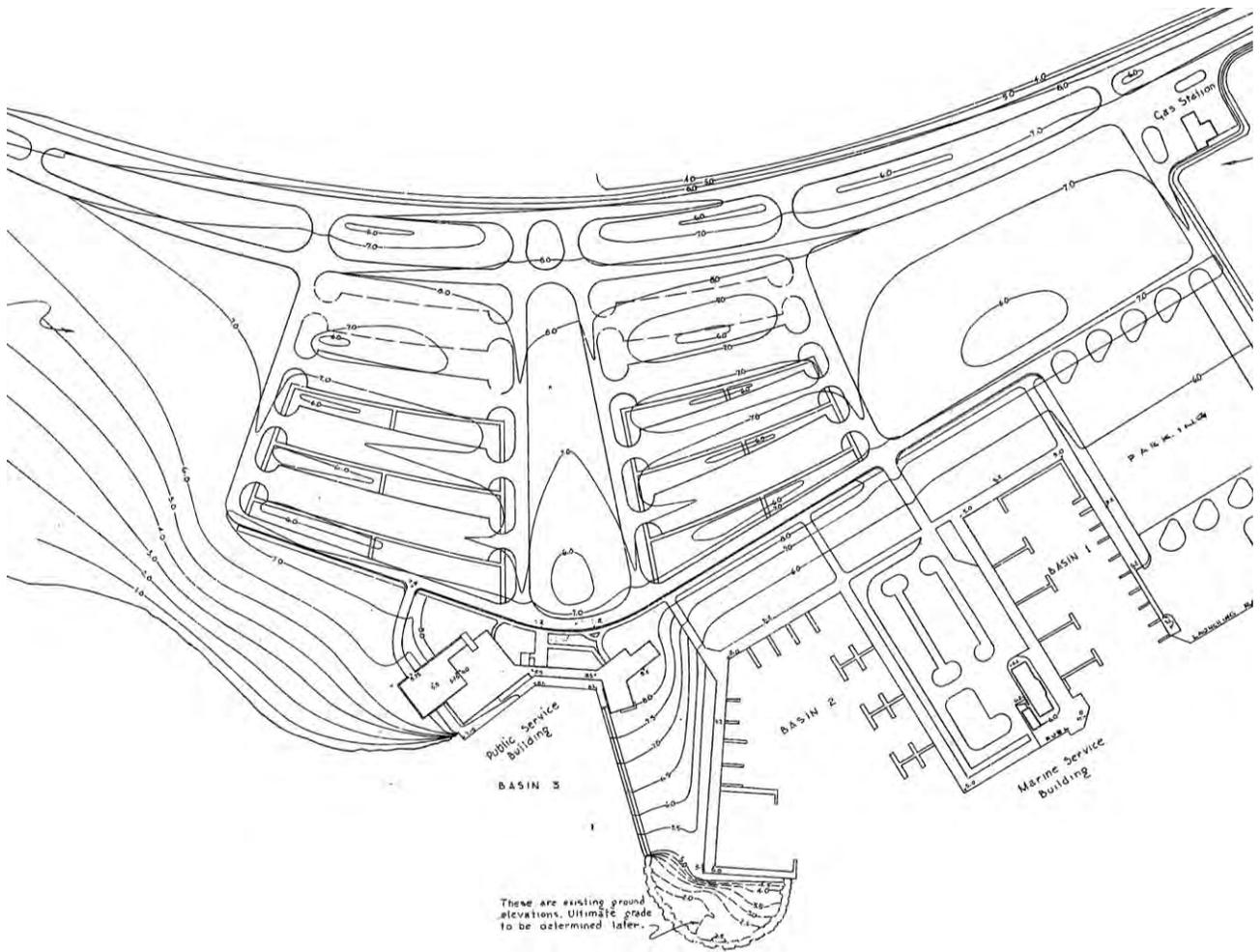
112. U.S. Department of the Interior. Contract no. 14-10-111-43, Specifications: Boat Basin Pier, Bulkheading and Filling, Section 6.02, Change Order #1, July 19, 1955.

1 the pedestrian areas around and under it were  
2 almost 12 inches higher than the road and  
3 surrounding landscape, probably for the dual  
4 purpose of giving the building prominence while

5 preventing water from collecting around the open  
6 use areas. Overall, the detailed grading around the  
7 visitor center has been maintained.



**FIGURE 93.** The visitor center provides sweeping views of Florida Bay.



**FIGURE 94.** Original grading plan for the visitor center site. NPS drawing 160-3031, "Grading Plan of Flamingo Marina," April 2, 1956.

1 **Vegetation**

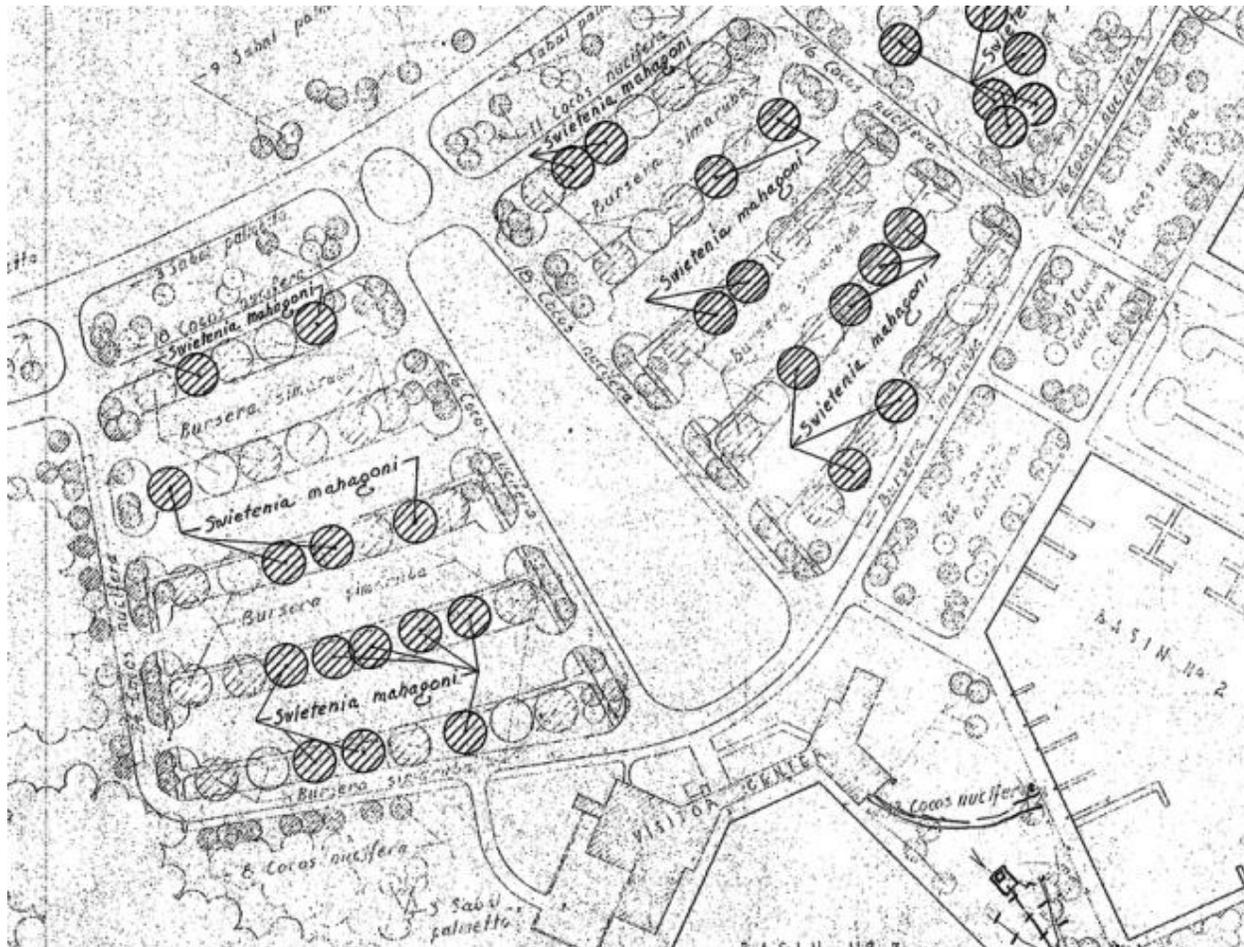
2 There are two general vegetation patterns within  
3 the Flamingo Developed Area: naturally-occurring  
4 vegetation (whether native or naturalized) and  
5 planted ornamental vegetation. Vegetation  
6 surrounding the visitor center is almost entirely  
7 composed of planted ornamentals, but includes  
8 several areas where volunteer native and  
9 naturalized vegetation has become established  
10 (Figure 95). Naturally-occurring vegetation in the  
11 vicinity of the visitor center is either native to the  
12 region (and can be beneficial or invasive in habit)  
13 or naturalized from plants brought to the site from  
14 outside the region, such as the coconut palm,  
15 which is not considered invasive.

16 Some of the planted vegetation at the visitor center  
17 is native to the Everglades, such as gumbo limbo  
18 (*Bursera simaruba*), West Indies mahogany  
19 (*Swietenia mahagoni*), Paurotis palm

20 (*Acoelorrhapha wrightii*), Royal palm (*Roystonea*  
21 *elata*), sabal palm (*Sabal palmetto*) and sea grape  
22 (*Coccoloba uvifera*). While these species are native,  
23 they do not necessarily naturally occur together in  
24 the same community; nonetheless, they were used  
25 together in the palate of ornamental plantings at  
26 Flamingo.



27  
28 **FIGURE 95.** Volunteer native and naturalized  
29 vegetation has filled in open spaces between planted  
30 vegetation.



**FIGURE 96.** Detail of 1960 planting plan for the visitor center parking lot.

1 Other planted vegetation, such as the coconut  
 2 palm (*Cocos nucifera*), is now naturalized to the  
 3 area.<sup>113</sup> It is also quite susceptible to lethal  
 4 yellowing disease, which has apparently killed  
 5 many of the original palms planted around the  
 6 visitor center. Trees surviving around the visitor  
 7 center are set in several acres of mown turf,  
 8 predominantly common Bermuda grass (*Cynodon*  
 9 sp.).

10 The parking lot of the visitor center was originally  
 11 planted with West Indies mahogany and gumbo  
 12 limbo trees, which both provide dense shade  
 13 (Figure 96). Most of the trees from the period of  
 14 significance are extant and in good condition  
 15 (Figure 97). However, although many coconut and  
 16 sabal palms were planted in 1958, particularly to  
 17 line the drives in this area and ornament the ends  
 18 of the parking islands, very few survive from that  
 19 period (Figure 98).



20  
 21 **FIGURE 97.** West Indies mahogany and gumbo limbo  
 22 trees provide dense shade in the parking areas.



23  
 24 **FIGURE 98.** Coconut and sabal palms were planted in  
 25 1958 but do not survive.

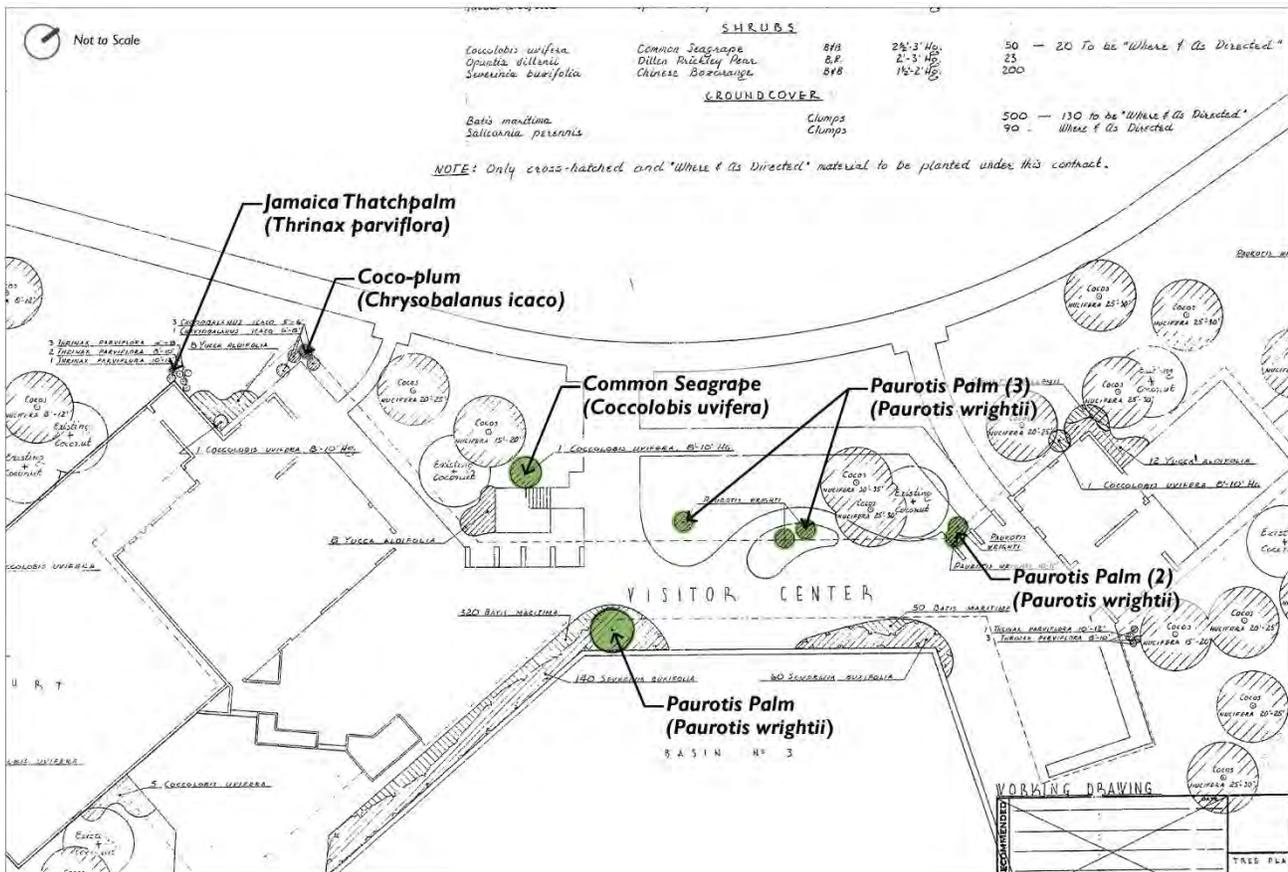
26 At least three campaigns of ornamental plantings  
 27 in the developed area around the visitor center  
 28 have been documented. The first was in 1958, but  
 29 a second was required only a few years later to  
 30 repair the damage to the site caused by Hurricane  
 31 Donna in September 1960. A comparison of  
 32 historic planting plans with existing conditions  
 33 suggests that a number of plants around the  
 34 Flamingo visitor center have survived from the  
 35 1958 campaign, including several Paurotis palms,  
 36 at least two sea grapes, one specimen that was part  
 37 of an original cluster of six Jamaica thatchpalm  
 38 (*Thrinax parviflora*), and at least one coco-plum  
 39 (*Chrysobalanus icaco*) (Figure 99). The integrity of  
 40 these plantings is threatened by volunteer  
 41 vegetation, such as gumbo limbo trees and  
 42 strangler figs, which are shading out and otherwise  
 43 affecting the growth of the original plantings  
 44 (Figure 100).

45 Two of the Paurotis palm are growing in their  
 46 original location in the kidney-shaped planting  
 47 bed in the center of the breezeway area. Originally  
 48 they stood alone as single-trunked specimens, but  
 49 have since been joined by both invasive and  
 50 planted species, including sea grape, crinum lily,  
 51 and strangler fig, and their own seedlings, all of  
 52 which have created a thicket and obscured the  
 53 original design intent (Figure 100 and Figure 101).

54 The two linear planting beds along the edge of  
 55 basin no. 3 were originally planted with natal plum  
 56 (*Carissa grandiflora* syn. *Carissa macrocarpa*) and  
 57 saltwort (*Severinia buxifolia*) (Figure 102). Natal  
 58 plum tolerates heavy winds and both species are  
 59 known for their salt-tolerance. It is not known  
 60 when and why these plantings were removed, but  
 61 today the planting beds host only Bermuda grass  
 62 (Figure 103).

63

113. Nelson, 128.



1  
2 **FIGURE 99.** Historic planting plan, 1960, annotated to indicate surviving plants from historic period. NPS drawing  
3 160-3112A, "Tree Planting Plan - Visitor Center Building, Flamingo," February 1958.



4  
5 **FIGURE 100.** Volunteer vegetation, such as gumbo  
6 limbo trees and strangler figs, are crowding out the  
7 original plantings adjacent to the visitor center  
8 breezeway.



9  
10 **FIGURE 101.** Historic view of palm tree plantings  
11 along the visitor center breezeway.



1  
2 **FIGURE 102.** Planting beds along the edge of basin  
3 no. 3 were originally planted with natal plum and  
4 saltwort.



5  
6 **FIGURE 103.** Today the planting beds contain only  
7 Bermuda grass and the palm visible in the  
8 foreground of this view.



9  
10 **FIGURE 104.** The raised planter on the east side of the  
11 concessionaire wing contains an assortment of  
12 tropical plants.

13 The document, *Completion Report: Emergency*  
14 *Reconstruction of Facilities Destroyed or Damaged*  
15 *by Hurricane "Donna,"* summarizes planting  
16 activities in 1960 as well as lists a number of other  
17 species that were reported as planted at the visitor  
18 center, including pittosporum (*Pittosporum*

19 *tobira*), wild century plant (*Agave neglecta*), and  
20 prickly pear (*Opuntia* sp.), but no specimens of  
21 these species were observed at the site in 2010.<sup>114</sup>  
22 Additional plantings were designed in 1978, but it  
23 appears that if this planting plan was actually  
24 implemented, none of the plants survived.

25 No planting plans were located for the raised  
26 planter on the east side of the concessionaire's  
27 building. This planter currently contains an  
28 assortment of tropical plants, including a rubber  
29 tree, a Hawaiian ti plant, crinum lilies, a  
30 buttonwood, and a palm tree (Figure 104). It is not  
31 known if this was an original planting, but it is  
32 overgrown and many of the plants intrude on the  
33 building fabric. There is no vegetation growing in  
34 the other planters and planting beds in that area.

35 Overall, species noted around the visitor center  
36 during field investigations conducted in February  
37 2010 on the property include:

#### 38 **Trees and Shrubs**

39 Paurotis palm (*Acoelorrhaphe wrightii*)

40 Gumbo-limbo (*Bursera simaruba*)

41 Coco-plum (*Chrysobalanus icaco*)

42 Sea grape (*Cocoloba wifera*)

43 Coconut palm (*Cocos nucifera*)

44 Buttonwood (*Conocarpus erectus*)

45 Silver buttonwood (*Conocarpus erectus* var.  
46 *sericeus*)

47 Hawaiian ti plant (*Cordyline terminalis*)

48 Strangler fig (*Ficus aurea*)

49 Rubber tree (*Ficus elastica*)

50 Wax-leaf ligustrum (*Ligustrum japonicum*)

51 Royal palm (*Roystonea elata*)

52 Sabal palm (*Sabal palmetto*)

53 Mahogany (*Swietenia mahagoni*)

54 Key thatch palm (*Trinax morrissi*)

55 Spanish Bayonet (*Yucca aloifolia*)

#### 56 **Perennials and Groundcovers**

57 Asparagus fern (*Asparagus plumosa*)

58 Crinum lily (*Crinum asiaticum*)

59 Bermuda grass (*Cynodon* sp.)

114. Department of the Interior, *Completion Report: Emergency Reconstruction of Facilities Destroyed or Damaged by Hurricane "Donna," Work Order B-12-EVER, Various Contracts and Day Labor*, September, 1960.

1 Some of these plants are volunteers, such as the  
2 large gumbo limbo growing at the front of the  
3 visitor center next to the main walkway (refer to  
4 Figure 95), a few smaller gumbo limbos, a large  
5 mahogany, and the strangler fig. It is not known if  
6 the buttonwood, rubber tree, and Hawaiian ti  
7 plant were deliberately planted or were animal-  
8 seeded, but they were not included in the original  
9 planting plan. It is also important to note that  
10 some of the plants in the 1960 plan were not  
11 placed by the designer in the best locations for  
12 their overall health and the safety of visitors. Many  
13 of the plants located under the building and on its  
14 north side would have not received enough sun for  
15 optimum growth. In addition, a hedge of natal  
16 plum was planned for an area adjacent to the main  
17 visitor path to the water's edge, but the plant has  
18 vicious thorns and grows to at least six to ten feet  
19 in height.

20 In general, the vegetation around the visitor center  
21 is in only fair condition, being either overgrown or  
22 entirely absent from planting beds. Paurotis palms  
23 have been allowed to develop thickets and  
24 volunteer growth has established, blocking views  
25 to Florida Bay (Figure 105). In general, with the  
26 exception of the taller palms, the vegetation  
27 around the visitor center no longer expresses the  
28 original design intent.<sup>115</sup>



29  
30 **FIGURE 105.** Overgrown vegetation obscures views at  
31 the visitor center.

32  
115. In the spring of 2010, much of the overgrown  
vegetation along the west facade of the  
breezeway was removed or trimmed. The  
taller trees remain and views through the  
breezeway of the Florida Bay have been  
opened.

## 33 **Circulation**

34 At Flamingo, vehicles enter the visitor center area  
35 along a curving boulevard with a central median.  
36 The median separates ingoing and outgoing traffic  
37 and provides a place for turning cars to pull off out  
38 of the stream of traffic and then cross opposing  
39 traffic to enter the visitor center parking lots. The  
40 parking lots, north and south, were designed in a  
41 symmetrical butterfly pattern around the central  
42 visitor center complex axis. Each parking lot  
43 contains three double-loaded rows. Four access  
44 points lead to internal drives that circle around  
45 each side, thus facilitating passenger drop-off. The  
46 central two drives flank a linear central lawn.

47 Other circulation features within the visitor center  
48 area include concrete sidewalks that lead from the  
49 parking lots to the visitor center or provide  
50 walking paths around the complex (Figure 106). A  
51 steep concrete ramp provides access to the second  
52 floor entrance to the visitor center and  
53 observation breezeway.



54  
55 **FIGURE 106.** Concrete sidewalks lead from the  
56 parking lots to the visitor center.



1  
2 **FIGURE 107.** Exterior concrete paving adjacent to the  
3 visitor center.



4  
5 **FIGURE 108.** Exterior concrete paving at the ground  
6 floor of the visitor center.



7  
8 **FIGURE 109.** A sidewalk is obscured by overgrowth  
9 from the Paurotis palms.

11 The paving in the breezeway is concrete, much of  
12 which is original to the 1958 construction of the  
13 building (Figure 107 and Figure 108). This expanse  
14 of paving allows free circulation with the view  
15 outward as the dominant feature. Visitors entering  
16 along the central walkway can move right toward  
17 the outdoor dining area or left toward the area  
18 used for rangers' interpretive talks. A kidney-  
19 shaped planting bed adjacent to the breezeway is  
20 defined on the outside by a narrow, curving  
21 concrete path. The path is almost completely  
22 obscured by overgrowth from the Paurotis palms  
23 in the planting bed (Figure 109). Past the planting  
24 bed, another concrete sidewalk enters the area  
25 from below the entrance ramp. At this point, the  
26 outdoor classroom area is to the right, and a  
27 covered walkway to the left leads to a concrete  
28 sidewalk to the marina. The paving is in generally  
29 good condition, although later replacements and  
30 additions were installed with a simple broom  
31 finish and do not match the original architectural  
32 design or finish (Figure 110).

33 The service yard is an outdoor area located at the  
34 south end of the concessionaire component. It is  
35 bounded by a concrete block perimeter screen  
36 wall and is accessed through an opening at the  
37 southwest corner of the wall. Thirty inch tall  
38 concrete loading platforms are located within the  
39 service yard along portions of the south elevation  
40 of the building. The yard provides access to the  
41 service areas of the building and houses  
42 mechanical equipment.



43  
44 **FIGURE 110.** Replaced areas of paving do not match  
45 the original rock salt textured surface.

10

46

## 1 Landscape Structures

2 Landscape structures within the visitor center area  
3 include the wall that encloses basin no. 3, the  
4 planters in the pedestrian area under the building,  
5 the screen wall around the service area, and a pair  
6 of concrete supports for fuel tanks. In the south  
7 arm of the breezeway, a set of steps and planters  
8 makes a transition to the lower level of the plaza,  
9 about 12 inches below the main level (Figure 111).  
10 The steps are rock salt finish concrete and in good  
11 condition. Like the building, the planters were  
12 constructed of concrete block with a Keystone  
13 veneer.<sup>116</sup> There are two planters, one completely  
14 under the building overhang and the other at the  
15 edge of the breezeway. The planter under the  
16 building overhang is in good condition, although  
17 some of the Keystone veneer is loose. The planter  
18 at the breezeway edge has been damaged at the  
19 south corner. Keystone veneer has debonded from  
20 the mortar bed and several panels are missing. The  
21 exterior raised planting bed wall is in poor  
22 condition (Figure 112).

23 Basin no. 3, one of three basins built in 1956, was  
24 constructed before the visitor center. Excavation  
25 of the basin provided material to establish a  
26 suitable building surface (Figure 113). Basin no. 3  
27 is constructed of cast-in-place concrete bulkheads  
28 and backfilled with oolite dredged from the  
29 adjacent canal and Florida Bay.



30  
31 **FIGURE 111.** A set of steps and planters provides a  
32 transition to the lower level of the plaza.

116. As noted, Keystone is a locally-quarried oolitic and fossiliferous limestone with embedded quartz particles.



33  
34 **FIGURE 112.** The planter at the breezeway edge has  
35 been damaged at the south corner.



36  
37 **FIGURE 113.** The concrete bulkheads of basin no. 3.

38 In July 2007, WJE performed an investigation at  
39 the Flamingo visitor center to determine the  
40 condition of structural elements at the bulkhead.  
41 The assessment focused on the structural support  
42 of the bulkhead and included a cursory survey of  
43 the concrete T piles, panels, and cap beam. The  
44 resulting report, *Flamingo Visitor Center: Condition  
45 Assessment*, provided the following description  
46 and assessment of condition:

47 The marine bulkheads are constructed of a  
48 concrete cap, concrete T piles and concrete  
49 panels, which span between the piles. The  
50 concrete T piles are anchored to a buried  
51 timber dead man pier with steel tie rods. The  
52 steel tie rods were measured to be  
53 approximately 1-1/4 inch in diameter and were  
54 coated with a bituminous type waterproofing  
55 material.

56 One tieback, from the concrete bulkhead to the  
57 timber dead man pier, was completely exposed  
58 and a second tieback was partially exposed for

1 approximately 24 inches adjacent to the timber  
 2 dead man pier. Along the exposed surfaces, the  
 3 steel tiebacks appeared to be in fair to good  
 4 condition with minimal corrosion distress.  
 5 Some section loss of the tiebacks was observed  
 6 at a few locations. Measured section loss  
 7 ranged from approximately 0 to 19 percent.  
 8 The tie rod anchorage at the dead man pier was  
 9 observed to have significant corrosion distress.

10 The concrete bulkhead elements such as the T  
 11 piles and the cast-in-place bulkhead cap beams  
 12 were not included in the condition assessment;  
 13 however, we observed severe deterioration of  
 14 these elements. The observed deterioration  
 15 included large corrosion cracks and significant  
 16 concrete spalling. Reinforcement was exposed  
 17 at a number of locations.<sup>117</sup>

18 The 2007 report stated that the dead man piers and  
 19 tie rods were in fair to good condition. However,  
 20 the concrete T piles, panels, and cap were  
 21 observed to have large cracks and concrete spalls  
 22 due to corrosion of the embedded reinforcing  
 23 steel. Distress in the form of extensive cracking  
 24 was observed at the top of the cast-in-place  
 25 bulkhead cap beam. Concrete cracking and  
 26 spalling, corrosion of embedded reinforcing, and  
 27 corrosion staining were observed on concrete T  
 28 piles and panels. The deterioration that was  
 29 observed was concentrated near the top of T piles,  
 30 immediately below the concrete cap beam. As part  
 31 of the 2007 report, further investigation was  
 32 recommended to determine if repair of the  
 33 concrete piles, panels, and cap was possible, or if  
 34 these elements were beyond repair.

35 In preparation for the Historic Structures Report,  
 36 the concrete components of the bulkhead were  
 37 visually surveyed and sound tested by the survey  
 38 team. Focus was placed on providing a more  
 39 complete assessment of the concrete elements of  
 40 the bulkhead, as this component was not included  
 41 in the 2007 condition assessment.

42 Distress in the form of extensive cracking was  
 43 observed at the top of the cast-in-place bulkhead  
 44 cap beam. Concrete cracking and spalling,  
 45 corrosion of embedded reinforcing, and corrosion

46 staining were observed on concrete T piles and  
 47 panels. The deterioration that was observed was  
 48 concentrated near the top of T piles, immediately  
 49 below the concrete cap beam. As discussed in the  
 50 2007 report, we recommend that additional  
 51 assessment of the concrete elements of the  
 52 bulkhead be performed, including inspection  
 53 openings to reveal existing and as-built conditions,  
 54 and to determine the viability of repair or  
 55 replacement of the bulkhead (Figure 114).



56  
 57 **FIGURE 114.** Corrosion staining on the bulkhead  
 58 walls.

59 A concrete masonry wall, painted white,  
 60 surrounds the service yard at the south end of the  
 61 building. Outside the wall on the south end of the  
 62 service yard is a concrete structure that once  
 63 supported fuel tanks. It is no longer in use and  
 64 appears to be in good condition (Figure 115).



65  
 66 **FIGURE 115.** Outside the wall at the south end of the  
 67 service yard is a concrete structure that once  
 68 supported fuel tanks.

117. WJE, *Flamingo Visitor Center: Condition Assessment*, August 22, 2007, 11.

1 **Small-scale Features**

2 The Guy Bradley Memorial, located in a narrow  
 3 planted strip between the sidewalk and the basin  
 4 wall beneath the Flamingo visitor center  
 5 breezeway, is composed of a large oolite boulder  
 6 supporting a small bronze plaque (Figure 116).  
 7 The assemblage memorializes the game warden  
 8 who was murdered on the outskirts of the village  
 9 of Flamingo in 1905 while attempting to enforce  
 10 wildlife protection laws. It was erected by the  
 11 Tropical Audubon Society sometime after 1960 to  
 12 replace an earlier marker erected by the Florida  
 13 Audubon Society that was destroyed during  
 14 Hurricane Donna.<sup>118</sup> The plaque from the earlier  
 15 marker was later recovered and is now in the  
 16 museum at the visitor center. The memorial is  
 17 indicated on the 1978 planting plan on the south  
 18 side of the entrance walk; it is not known when the  
 19 memorial was moved to its current location. [*Park*  
 20 *– please confirm date of relocation if possible.*]

21 A second distinctive site feature at Flamingo is the  
 22 66 foot tall metal flagpole in the style of a ship’s  
 23 mast located on the lawn between the Flamingo  
 24 visitor center and the main park road (Figure 117).  
 25 The flagpole was installed concurrently with the  
 26 construction of the visitor center and is currently  
 27 painted white. A letter in the Everglades National  
 28 Park archives notes that the flagpole was installed  
 29 in July 1958. It is therefore considered a  
 30 contributing feature of the site.



31  
 32 **FIGURE 116.** The Guy Bradley Memorial is composed  
 33 of a large oolite boulder supporting a bronze  
 34 plaque.



35  
 36 **FIGURE 117.** A distinctive site feature at Flamingo is  
 37 the 66 foot tall metal flagpole in the style of a ship’s  
 38 mast.

39 The only furnishings that are known to survive  
 40 from the Mission 66 period are the concrete  
 41 wheelstops in the parking areas (Figure 118).  
 42 These features were not detailed on the 1958  
 43 plans, but do appear in 1958 photographs  
 44 (Figure 119). The wheelstops that currently exist  
 45 on the site appear to be of the same design as those  
 46 shown in the 1958 photographs.

47 There are three recycled plastic and aluminum  
 48 benches along the sea wall, similar to the  
 49 aluminum and recycled plastic benches on the  
 50 breezeway but mounted in concrete.

51 Lighting for the exterior of the visitor center  
 52 consists primarily of building-mounted units at the  
 53 ceilings of the breezeway and small rectangular  
 54 lights mounted along the visitor center ramp. It  
 55 does not appear that any of these lights survive  
 56 from the Mission 66 period. The original 1956  
 57 lighting plan for the visitor center and marina site  
 58 and parking lots shows details for curb lighting,  
 59 and photographs taken in 1958 show several curb  
 60 lights installed at the parking lot adjacent to the  
 61 visitor center; however, these fixtures no longer  
 62 exist. Original lights mounted on the visitor center  
 63 ramp were replaced in-kind in 1999.<sup>119</sup> There are a

118. Mclver, 167.

119. NPS drawing 160-3020C, “Visitors Center National Park Service Section,” April 18, 1956,

1 few security lights mounted on the building, but  
 2 these appear to be recent. Non-original painted  
 3 steel light green feeder pillars, approximately 3 feet  
 4 tall, are located on either side of the walkway  
 5 leading to the visitor center.

6 Sign types around the Flamingo visitor center  
 7 include the visitor center identification sign and  
 8 plant identification signs (Figure 120 and  
 9 Figure 121). These signs were installed after the  
 10 Mission 66 period.



11  
 12 **FIGURE 118.** Wheelstops in the parking lot may be  
 13 original.



14  
 15 **FIGURE 119.** A 1958 view of the parking lot showing  
 16 wheelstops installed as part of original construction.



17  
 18 **FIGURE 120.** Visitor center identification sign.



19  
 20 **FIGURE 121.** Small interpretive signage.

21

---

indicates lighting on the ramp. The fixtures are identified as a Condulet four gang junction box measuring 16 inches wide with an aluminum light cover. Revised sets of the drawings do not make reference to ramp lighting. According to Park Facility Manager Mike Jester, these lights were replaced in-kind circa 1999.

## 1 Visitor Center

### 2 Exterior Description

3 The visitor center is located at the south end of the  
 4 Flamingo developed area at the Everglades  
 5 National Park and is situated along the north and  
 6 west retention walls of basin no. 3. The visitor  
 7 center consists of two V-shaped components  
 8 connected by a linear two-story breezeway of  
 9 cantilevered floor and roof slabs supported on a  
 10 grid of concrete columns and rectangular piers.  
 11 The Corbusian-influenced framing plan is divided  
 12 by a series of non-structural concrete masonry  
 13 unit (CMU) walls into the office and museum  
 14 component and the concessionaire component, an  
 15 open-air two-story breezeway between the  
 16 components, and multiple colonnades and  
 17 covered plazas. The office and museum  
 18 component houses the visitor center, museum,  
 19 administrative office, and restroom facilities, while  
 20 the concessionaire component, which formerly  
 21 housed a restaurant and gift shop, is currently  
 22 vacant. Both components are clad in stucco and  
 23 Keystone veneer. A concrete ramp serves as a  
 24 prominent design feature of the west elevation and  
 25 provides access from grade to the second floor  
 26 level at the north end of the breezeway. A service  
 27 yard and delivery dock are located along the south  
 28 elevation of the concessionaire component.

29 **Breezeway.** The two-story covered breezeway is  
 30 an open-air link between the office and museum  
 31 component and the concessionaire component  
 32 and is supported by a grid of reinforced columns  
 33 and piers. The east elevation consists of concrete  
 34 paving with circular columns supporting an  
 35 overhanging second floor slab defined by stucco-  
 36 clad spandrel panels (Figure 122). At the second  
 37 floor level, aluminum railings span between  
 38 rectangular columns situated at the outside edges  
 39 of the floor slab. The columns support a stucco-  
 40 clad beam and overhanging roof with painted  
 41 plywood eave. At the south end of the east  
 42 elevation is a U-shaped exterior concrete stair with  
 43 exposed stringers and aluminum handrails  
 44 (Figure 123). The handrails were set into concrete  
 45 pockets in the concrete stair slab, and the concrete  
 46 stair landing is supported on a concrete column  
 47 and tie beam.



FIGURE 122. East elevation of the breezeway.



FIGURE 123. U-shaped exterior concrete stair on east elevation.

48 The west elevation is similar to the east elevation  
 49 in its organization of exposed structural elements.  
 50 However, much of the elevation is obscured by  
 51 extensive plant growth and vegetation  
 52 (Figure 124). Large masonry piers, orientated at a  
 53 45 degree angle to the column grid, are located at  
 54 the north and south ends of the breezeway and a  
 55 U-shaped exterior stair, similar to the stair  
 56 described above at the east elevation, is located at  
 57 the south end of the west elevation. Mounted to  
 58 the underside of the stair is a metal pipe, which is  
 59 exposed to view and extends from the bottom of  
 60 the concrete landing to grade. Corroded fasteners  
 61 suggest that interpretive signage was at one time  
 62 mounted to the pipe (Figure 125).



1  
2 **FIGURE 124.** West elevation of the breezeway.



3  
4 **FIGURE 125.** Metal signpost under stair landing.

5 Located at the middle of the west elevation was a  
6 metal-framed elevator tower with glass panels  
7 (Figure 126). The tower was mounted on a  
8 concrete slab at the west elevation, and it was  
9 added to the visitor center in 2000 and removed in  
10 2010.<sup>120</sup> A prominent feature of the west elevation  
11 is a concrete ramp supported on concrete  
12 columns. The 120 foot ramp, which is a modified  
13 L-shape in plan, extends from grade to the north  
14 end of the breezeway and has an aluminum  
15 handrail. The aluminum rail is set into pockets in  
16 the textured concrete slab. Rectangular-shaped  
17 metal light fixtures with gridded metal security

120. NPS drawing 160-60201Z1, "Flamingo Visitor Center: Site Improvements for Wheelchair Lift," March, 2000. The elevator shaft was disassembled and removed by Park Facility staff in the spring of 2010.

18 grilles are mounted to the edges of the ramp slab  
19 (Figure 127). These fixtures were installed in 1999  
20 to replicate the original fixtures. A metal sign, also  
21 original to the structure, is mounted to the  
22 concrete tie beam above the end of the ramp,  
23 where it connects to the breezeway. This sign  
24 reads "Visitor Center – Exhibits – Information"  
25 (Figure 128).



26  
27 **FIGURE 126.** Elevator shaft on west side of  
28 breezeway.



29  
30 **FIGURE 127.** Typical floor-mounted light fixture on  
31 concrete ramp.



1  
2 **FIGURE 128.** Historic signage at the top of the ramp  
3 to the second floor of the breezeway. Also note the  
4 hanging gutter at the roof edge.



31  
32 **FIGURE 129.** Rock salt textured concrete paving.

5 The concrete pavement of the breezeway and  
6 ramp is divided into a 4 foot by 4 foot grid and has  
7 an ochre-colored top coat of integral pigment and  
8 a textured "rock salt" finish. Immediately  
9 following the application of the topping layer, rock  
10 salt particles are cast over the wet concrete and  
11 pressed into the surface with a float. After the  
12 concrete has set (typically 24 hours), the salts are  
13 washed away, revealing a speckled pattern of  
14 shallow indentations that give the concrete an oolitic  
15 limestone appearance (Figure 129). At the first  
16 floor level, construction joints are spaced every 24  
17 feet in both directions. A small concrete  
18 accessibility ramp with aluminum handrails has  
19 been constructed as a later addition at the west  
20 side of the breezeway to provide access to the  
21 elevator lift (Figure 130). In spring 2010, the  
22 concrete elevator ramp was removed.



33  
34 **FIGURE 130.** First floor elevator accessibility ramp in  
35 breezeway. (The elevator was removed by the park in  
36 2010.)

23 Concrete circular columns, 13 inches in diameter,  
24 are positioned on an 18 foot by 12 foot grid and  
25 support exposed second floor framing members.  
26 Two-story tall rectangular piers, measuring 13  
27 inches wide by 61 inches deep, extend to the roof  
28 structure at the north and south ends of the west  
29 elevation of the breezeway and support the  
30 concrete ramp and west stair (Figure 131).



37  
38 **FIGURE 131.** Structural piers in breezeway.

39

1 The exposed second floor framing consists of a  
2 series of cantilevered cross-shaped girders that  
3 span between columns. Precast concrete double  
4 tee beams run perpendicular to the girders and  
5 rest on the girder ledgers. Electrical conduit and  
6 fluorescent light fixtures are mounted to the  
7 underside of the exposed concrete double tees  
8 (Figure 132 and Figure 133).



9  
10 **FIGURE 132.** Plumbing pipes and electrical conduit  
11 mounted to underside of concrete structure.



12  
13 **FIGURE 133.** Fluorescent lighting mounted to  
14 underside of concrete structure. A similar fixture was  
15 observed at the second floor level.

17 A construction joint, observed at the exposed  
18 framing of the first floor ceiling at the south end of  
19 the breezeway, consists of a cross-shaped girder  
20 sistered and tied to a cast-in-place concrete beam  
21 and secured by steel angle clips (Figure 134).  
22 Precast concrete spandrel panels that connect to  
23 the ends of the cross-shaped girders are clad with  
24 stucco and separate the first from the second floor  
25 level on the east and west elevations.



**FIGURE 134.** Steel angle clip at construction joint.



**FIGURE 135.** Railings at second floor level. Note that  
the left and right railings have undergone different  
modifications.

26 Columns at the second floor level are rectangular-  
27 shaped and located along the perimeter edge of  
28 the floor slab. Aluminum railings are mounted into  
29 concrete pockets at the sides of the columns and  
30 span between the columns. Archival photographs  
31 indicate that the current railings are original to the  
32 structure, although they have been modified. The  
33 original railing design has been modified in various  
34 ways to create three different existing railing types.  
35 The original rail design had only a top rail and a

1 horizontal mid-rail. The bottom half has been  
2 modified by the addition of a solid aluminum  
3 panel. The upper half has been variously modified  
4 with the addition of either a metal-framed wire  
5 mesh panel, another horizontal rail, or a solid  
6 aluminum panel (Figure 135). The original  
7 construction documents indicate that the  
8 breezeway was to serve as a “screened lounge,”  
9 with aluminum-framed fiberglass screening  
10 mounted between columns.<sup>121</sup> Ghosting was  
11 observed on the stucco ceiling and patches were  
12 noted on the sides of columns, indicating the  
13 location of the previously existing insect screening  
14 enclosures. Non-original aluminum benches and  
15 observation telescopes are anchored to the second  
16 floor slab (Figure 136 and Figure 137). A small  
17 concrete ramp has been created on the existing  
18 floor slab to provide access to the elevator lift at  
19 the second floor.<sup>122</sup>



**FIGURE 136.** Typical metal bench mounted to second floor of breezeway.

20 The ceiling of the second floor breezeway is stucco  
21 on wire mesh with metal expansion beads and has  
22 ceiling-mounted fluorescent light fixtures (refer to  
23 Figure 133). At the south end of the breezeway, the  
24 stucco ceiling drops 8 inches and has metal light  
25 fixtures. These fixtures consist of 12 inch by 12  
26 inch metal boxes mounted to a metal plate  
27 anchored to the ceiling. The underside of each  
28 fixture has a textured glass enclosure and gridded  
29 metal security grill (Figure 138).<sup>123</sup> The roof  
30 structure consists of a stucco-clad concrete tie  
31 beam and an overhanging metal joist-framed roof  
32 with painted plywood eaves, and metal fascia.



**FIGURE 137.** Typical second floor observation telescope mounted to second floor of breezeway.



**FIGURE 138.** Typical light fixture at south end of second floor breezeway ceiling and at loading dock on south elevation.

121. NPS drawing 160-3020C, “Visitors Center National Park Service Section,” July 18, 1956.

122. In spring 2010, the elevator and concrete ramp were removed by Park Facility staff.

123. During renovations conducted in the summer of 2010, sections of the second floor breezeway ceiling near the concessionaire building entrance were replaced and light fixtures were removed by Park Facility staff.

33

34

1 **Office and Museum Component.** The office  
 2 and museum component of the visitor center is an  
 3 V-shaped building composed of a north wing, east  
 4 wing, and entrance vestibule. The component is a  
 5 two-story height structure. The first floor is  
 6 defined by a grid of concrete columns and consists  
 7 mainly of a covered plaza with 4 foot by 4 foot  
 8 ochre-colored concrete slab as well as a small  
 9 stucco-clad service core located at the southwest  
 10 corner. The second floor overhangs the plaza  
 11 space and is supported on the column grid. It is  
 12 clad in stucco with aluminum-framed windows  
 13 and a wide overhanging roof with plywood eaves.  
 14 The north wing of the L-shaped plan measures  
 15 32 feet wide by 68 feet deep and has a shed roof  
 16 that reaches 29 feet above grade with the high end  
 17 on the south. The east wing measures 31 feet wide  
 18 by 50 feet long and has a low-slope roof. The main  
 19 entrance to the north portion of the building is a  
 20 two-story 30 foot by 30 foot vestibule located at  
 21 the southwest corner of the component where the  
 22 two wings intersect, and features a two-story  
 23 Keystone clad west elevation. The roofing  
 24 membrane on top of the office and museum  
 25 component is a white-coated thermoplastic  
 26 polyolefin (TPO) membrane with heat welded  
 27 seams.

28 The main entrances to the office and museum  
 29 component are located at each floor level of the  
 30 south elevation. The first floor entrance doors are  
 31 located on the angled southeast elevation of the  
 32 service core (Figure 139). The metal-framed door  
 33 opening measures 8 feet tall by 14 feet wide and  
 34 contains a pair of metal-framed screen doors  
 35 flanked by screened sidelights. To the west of the  
 36 door opening is a wood-framed cork bulletin  
 37 board shadow box. Park Service signage is  
 38 mounted to the stucco cladding and metal door  
 39 framing. The second floor entrance is accessed  
 40 from the breezeway and is oriented on the angled  
 41 southwest elevation (Figure 140). The entrance  
 42 consists of a central metal-framed screen double  
 43 door, and aluminum-framed screen window  
 44 mounted to the floor slab and set between  
 45 columns. Physical evidence and original  
 46 construction documents suggest that the existing  
 47 second floor entrance doors and aluminum-

48 framed screens were a later alteration to the  
 49 structure.



**FIGURE 139.** First floor entrance to office and museum component.



**FIGURE 140.** Second floor entrance to office and museum component.



**FIGURE 141.** Keystone-clad west elevation of the entrance vestibule.

50

51

1 The west elevation of the entrance vestibule  
2 features a projecting two-story symmetrical  
3 Keystone-clad bay with flat roof that extends  
4 14 feet beyond the west elevation of the north  
5 wing (Figure 141). The Keystone is arranged in a  
6 random ashlar pattern. The west elevation has four  
7 rectangular window openings, two on the first  
8 floor and two on the second floor level, with  
9 aluminum-framed awning windows.<sup>124</sup> A wood  
10 National Park Service emblem is mounted to the  
11 center of the elevation.

12 The west elevation of the north wing has an  
13 enclosed second floor level featuring two  
14 rectangular window openings with aluminum-  
15 framed awning windows and a shed roof defined  
16 by a metal fascia (Figure 142). The first floor is  
17 divided in two parts, with the south half enclosed  
18 with CMU construction, which according to the  
19 original as-built construction documents and  
20 existing physical evidence is a later addition to the  
21 structure. The north half is a 24 foot wide open  
22 colonnade.

23 The north elevation of the north wing consists of a  
24 colonnade at the first floor level and an enclosed  
25 second floor (Figure 143). The north elevation of  
26 the service core is recessed 24 feet and defines the  
27 south wall of the colonnade. The elevation is clad  
28 in stucco and has a continuous vent opening  
29 running along the wall just below the second floor  
30 slab (Figure 144). The second floor features large  
31 5 foot wide raised stucco panels that project  
32 2 inches from the face of the building (Figure 145).  
33 The stucco panels extend the full height of the  
34 second floor and are separated by a 4 inch wide  
35 vertical recessed joint. The north elevation is  
36 comprised of seven stucco panels; the end panels  
37 are narrower, at 3 feet wide. Centered on the  
38 middle raised stucco panel is a painted flat-panel  
39 steel door in a painted steel frame with transom.  
40 The transom has been infilled with plywood and

124. The window types at the visitor center include both awning and jalousie windows. An awning window consists of top-hinged, outward-projecting ventilators within a single frame and operated by one control device. A jalousie window consists of a series of overlapping horizontal glass louvers that pivot simultaneously in a common frame, operated by one or more control devices.

41 an exterior-mounted air conditioning unit. A  
42 domed wall sconce is adjacent to the transom and  
43 a large exterior light fixture and downspout are  
44 mounted to the westernmost panel of the  
45 elevation.



46  
47 **FIGURE 142.** West elevation of the north wing of the  
48 office and museum component.



49  
50 **FIGURE 143.** North elevation of the north wing of the  
51 office and museum component..



52  
53 **FIGURE 144.** Vent opening along top of first floor  
54 north wall.



1  
2 **FIGURE 145.** Typical raised stucco panel.

3 A concrete exterior stair is centered on the  
4 elevation and provides access from ground level to  
5 the second floor door opening. The U-shaped stair  
6 is constructed of cantilevered reinforced concrete  
7 and has an aluminum handrail. The lower landing  
8 is supported on a concrete column and beam. The  
9 upper stair landing is supported on a cantilevered  
10 reinforced concrete tee framing member with a  
11 steel bottom plate.

12 Similar to the north elevation, the east elevation of  
13 the north wing consists of a colonnade at the first  
14 floor level and an enclosed second floor  
15 (Figure 146). The stucco-clad east elevation of the  
16 service core is recessed 20 feet from the second  
17 floor elevation and defines the west edge of the  
18 colonnade. At the south end of the wall is a metal-  
19 framed window opening with an aluminum-  
20 framed screened window (Figure 147). At the  
21 midpoint of the wall is a vertical 8 inch wide strip  
22 of Keystone cladding that wraps around from the  
23 north end wall within the area of the addition  
24 (Figure 148). Immediately south of the vertical  
25 Keystone strip is a painted steel louvered door  
26 with signage indicating access to high voltage  
27 equipment. On the north end of the wall is an  
28 electrical panel with meter and a painted steel  
29 louvered double-door (Figure 149). Directional  
30 signage has been mounted to the stucco cladding.  
31 At the second floor level, the shed roof is  
32 terminated by a metal fascia. The elevation is  
33 divided into two sections by an expressed concrete  
34 pier clad in stucco, which extends up from grade.  
35 The south half features a trapezoidal-shaped  
36 window opening divided into seven sections with

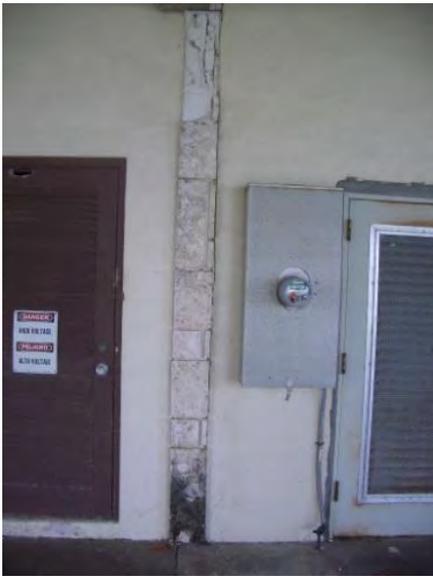
37 a pattern of aluminum-framed fixed and awning  
38 windows. The north half of the elevation has two  
39 horizontally adjacent rectangular window  
40 openings containing aluminum-framed awning  
41 windows divided by stucco-clad mullions.



42  
43 **FIGURE 146.** East elevation of the north wing.



44  
45 **FIGURE 147.** Window opening at first floor level on  
46 east elevation.



1  
2 **FIGURE 148.** Vertical Keystone-clad strip on east  
3 elevation.



4  
5 **FIGURE 149.** Metal-framed louvered double-door at  
6 first floor level on east elevation.



7  
8 **FIGURE 150.** Outdoor classroom below east wing of  
9 office and museum component.

10 The first floor of the east wing is a covered plaza  
11 that functions as an outdoor classroom and  
12 meeting area for National Park Service  
13 presentations and tours (Figure 150). Non-original  
14 free-standing wood benches provide seating for  
15 the outdoor classroom area. The second floor is  
16 enclosed and has a flat roof with PVC roofing  
17 membrane and a metal fascia. The north, east, and  
18 south elevations of the east wing are detailed with  
19 raised stucco panels that extend the full height of  
20 the component and are separated by a 2 inch wide  
21 recessed joints. The north elevation is composed  
22 of seven stucco panels, with a metal truss-framed  
23 telecommunications tower located at the west end  
24 and anchored to the wall below the roof line  
25 (Figure 151). The tower is approximately 60 feet  
26 tall and has a concrete foundation. The east  
27 elevation of the east wing consists of six raised  
28 stucco panels (Figure 152). The south elevation is  
29 composed of ten raised stucco panels (Figure 153).

30 A window opening is located in the upper portion  
31 of the two westernmost stucco panels. The  
32 rectangular opening contains aluminum-framed  
33 window screens and infill panels divided by  
34 mullions.



**FIGURE 151.** North elevation of east wing.



FIGURE 152. East elevation of east wing.



1  
2 FIGURE 153. South elevation of east wing.

3 **Concessionaire Component.** The  
4 concessionaire component is larger than the office  
5 and museum component but has a similar  
6 V-shaped building plan and consists of four areas:  
7 the south wing, the west wing, the projecting stair  
8 tower, and the service yard. Similar to the office  
9 and museum component, the concessionaire  
10 component is a two-story structure with the first  
11 floor consisting primarily of a colonnade and a  
12 covered plaza with 4 foot by 4 foot ochre-colored  
13 concrete slab, a grid of concrete columns and  
14 piers, and a stucco-clad service core located under  
15 the south side of the west wing. The second floor  
16 is clad in stucco with aluminum-framed windows  
17 and wide overhanging roof eaves. The south wing  
18 measures 44 feet wide by 108 feet long with a  
19 height of 32 feet at the peak of the roof. The west  
20 wing has a 76 foot by 76 foot square plan with the  
21 south portion of the first floor enclosed. A  
22 Keystone-clad stair tower projects from the west  
23 elevation of the west wing. The tower is 38 feet tall

24 and measures approximately 30 feet by 10 feet. An  
25 80 foot by 80 foot outdoor service yard is located  
26 along the south elevation of the concessionaire  
27 component and is bounded by a CMU perimeter  
28 screen wall.

29 The main entrances to the concessionaire  
30 component are located at both floor levels facing  
31 the two-level breezeway. The first floor entrance  
32 consists of an aluminum-framed glazed double  
33 door with transom, centered on an angled  
34 northeast elevation at the covered plaza below the  
35 second floor structure (Figure 154). A painted  
36 metal panel has been mounted above the door and  
37 evidence of signage is visible through ghosting and  
38 existing anchor holes. The second floor entrance is  
39 located on the narrow northeast elevation and  
40 accessed from the breezeway (Figure 155). The  
41 entrance consists of two aluminum-framed glazed  
42 double doors with transoms, separated by a center  
43 mullion. The door and transom units extend the  
44 full floor height.

45 The north elevation of the west wing is clad in  
46 stucco with an expressed shed roofline and first  
47 floor colonnade (Figure 156). The first floor is set  
48 back 12 feet from the face of the second floor and  
49 contains three punched window openings and a  
50 door opening. The two easternmost window  
51 openings contain aluminum-framed single-pane  
52 fixed windows. The westernmost window opening  
53 has an aluminum-framed fixed window and has  
54 been altered to receive a blank-off panel and  
55 exterior-mounted air conditioning unit.



56  
57 FIGURE 154. First floor entrance to concessionaire  
58 component.



1  
2 **FIGURE 155.** Second floor entrance to concessionaire  
3 component.



4  
5 **FIGURE 156.** North elevation of west wing of  
6 concessionaire component

7 A metal-framed door with transom is located to  
8 the east of the altered window. The transom has  
9 been covered by a metal plate. The second floor is  
10 supported on the concrete column colonnade and  
11 has one rectangular window opening and two  
12 trapezoidal-shaped window openings that follow  
13 the slope of the roof. The large rectangular  
14 opening contains a mix of aluminum-framed fixed  
15 and awning windows and is located on the east  
16 side of the elevation. The trapezoidal openings  
17 have aluminum-framed fixed windows.

18 The west elevation of the west wing is bisected by  
19 the stair tower. North of the stair tower, the  
20 elevation consists of the first floor divided  
21 between the concessionaire component and the  
22 north colonnade, and an overhanging second floor  
23 (Figure 157). The first floor is recessed 3 feet and  
24 has two window openings with aluminum-framed  
25 jalousie windows. The wall defines the south side  
26 of the 12 foot wide north colonnade. There are no

27 window openings on the overhanging second  
28 floor.

29 The stair tower projects from the roof of the west  
30 wing and extends 18 feet from the west elevation.  
31 The structure is clad in 1-1/2 inch thick Keystone  
32 veneer set in a random ashlar pattern. The north  
33 elevation of the vestibule has a two-story height  
34 vertical window opening centered on the wall  
35 which contains aluminum-framed fixed windows,  
36 some of which have been infilled with plywood  
37 panels (Figure 158). The west elevation has a large  
38 electrical conduit mounted vertically to the  
39 elevation. A 7 foot tall concrete block wall starts at  
40 the midpoint of the elevation and extends south to  
41 enclose the service yard. The south elevation of  
42 the stair tower consists of an exterior concrete  
43 loading dock with a metal-framed door on the  
44 west end (Figure 159). Adjacent to the door  
45 opening and abutting the stair tower is a metal  
46 mechanical shed. Electrical conduit has been  
47 surface-mounted across the second floor level.



**FIGURE 157.** North portion of the west elevation of the  
west wing.



**FIGURE 158.** North elevation of the Keystone-clad stair tower.



1  
2 **FIGURE 159.** South elevation of the stair tower.

3 South of the stair tower, the west elevation of the  
4 west wing fronts the service yard. The elevation  
5 consists of a 2 foot tall concrete loading dock, a  
6 recessed first floor level, and a second floor level  
7 supported on concrete columns (Figure 160). The  
8 first floor is recessed 6 feet from the plane of the  
9 second floor and has a metal-framed door and  
10 metal brackets supporting exterior air handling  
11 units mounted under the overhanging structure.  
12 The second floor has surface-mounted conduit  
13 and a large louvered stucco-clad vent centered on  
14 the elevation, directly below the roof eave.  
15 Ghosting is visible at the south end of the elevation  
16 where a downspout had previously been mounted.

17 The south elevation of the west wing is located in  
18 the service yard. A concrete stair on the west end  
19 provides access to the concrete loading dock  
20 (Figure 161 and Figure 162). The first floor is  
21 recessed 3 feet from the second floor and contains  
22 a small metal vent opening at the eave. Ventilation  
23 and air handling units are mounted to the ground  
24 on metal-framed structures directly in front of the  
25 elevation. The second floor level has conduit and  
26 intake pipes, an exterior light fixture, and a  
27 satellite dish surface-mounted to the building.  
28 Two rectangular window openings with  
29 aluminum-framed windows are located at the east  
30 end of the elevation. One of the window units has  
31 been altered for use as a metal-louvered vent. A  
32 metal louvered vent is also located at the roof eave  
33 at the east end of the elevation.



34  
35 **FIGURE 160.** West wing elevation south of the stair  
36 tower.



37  
38 **FIGURE 161.** South elevation of the west wing.



**FIGURE 162.** View of loading dock area of the service yard adjacent to west wing and stair tower.



24  
25 **FIGURE 163.** West elevation of the south wing.

1 The west elevation of the south wing also  
2 overlooks the service yard (Figure 163). The first  
3 floor level is composed of a 9 foot tall concrete  
4 block screen wall with stucco coating and square-  
5 shaped decorative openings. A 3 foot space  
6 between the top of the wall and the bottom of the  
7 second floor framing has been infilled with  
8 plywood. Electrical conduit and circuit panels are  
9 surface-mounted. The second floor level features a  
10 metal-framed door centered on the elevation. A  
11 metal-framed single-run open tread stair  
12 supported on metal posts set in concrete piers  
13 provides access from grade to the door. Exterior  
14 light fixtures are mounted over the door and  
15 under the eave at the south end of the building.

16 The south elevation of the south wing has a  
17 covered plaza at the first floor level (Figure 164).  
18 The second floor level is stucco-clad and has a  
19 shed roof with metal fascia and two rectangular  
20 window openings. Four aluminum-framed  
21 window units with tinted glazing are located in  
22 each opening. Each unit consists of a fixed top  
23 sash with a hopper window below.



26  
27 **FIGURE 164.** South elevation of the south wing.

28 The east elevation of the south wing consists of a  
29 covered plaza with an upper and lower level. The  
30 lower plaza is located to the south and the upper  
31 plaza to the north, with a difference in elevation of  
32 1 foot. Two sets of concrete stairs and elevated  
33 Keystone-clad planting beds separate the two  
34 plaza levels. The plaza is defined by a grid of  
35 concrete circular columns and ochre-colored  
36 textured concrete pavement. The pavement is  
37 divided into 4 foot by 4 foot sections with the  
38 pavement grid oriented at a 45 degree angle to the  
39 column grid (Figure 165). The lower plaza level  
40 planting beds are elevated, clad in Keystone  
41 veneer, and have a rectilinear shape (refer to  
42 Figure 165). At the upper plaza, the planting beds  
43 have a curvilinear shape and are flush with the  
44 concrete pavement (Figure 166). Ghosting and  
45 corroded anchors are evident on the columns and  
46 along the wall and floor plane where metal-framed  
47 insect screening was at one time located  
48 (Figure 167).



1  
2 **FIGURE 165.** View from upper plaza of lower plaza  
3 level. Note the raised Keystone-clad planting bed.



4  
5 **FIGURE 166.** Curvilinear planting bed at upper plaza  
6 level.



7  
8 **FIGURE 167.** Ghosting on columns and planting bed  
9 retaining wall indicating location of previously  
10 existing metal-framed screen wall.

11 The first floor area of the east elevation is recessed  
12 44 feet from the face of the second floor. The  
13 south end of the first floor facade consists of the  
14 east face of the service yard screen wall  
15 (Figure 168). Punched openings within the wall  
16 and the space between the top of wall and the  
17 second floor framing have been infilled with  
18 plywood. Conduit, junction boxes, plumbing  
19 pipes, and electrical panels have been surface-  
20 mounted and exposed to view on the concrete  
21 block wall.

22 A triangle-shaped space projects from the east  
23 elevation at the location of the stairs between the  
24 upper and lower plaza. The flat-roof projection  
25 has a metal-framed door located on the south  
26 elevation and provides storage. Immediately north  
27 of the projecting space, and accessed from the  
28 upper plaza, is a large window and door opening  
29 (Figure 169). The opening contains a metal-framed  
30 door with three square glazed panels. Adjacent to  
31 the door is a window opening divided into four  
32 equal sections. The two southernmost sections  
33 contain aluminum-framed single-pane fixed  
34 openings; the northernmost section has wood  
35 paneling; and the middle section is composed of  
36 an aluminum-framed upper sash and wood  
37 paneling at the lower portion.

38 The north end of the east elevation has two large  
39 rectangular window opening with aluminum-  
40 framed fixed plate glass windows. The exposed  
41 underside of the second floor slab framing is  
42 concealed behind a dropped plaster ceiling at the  
43 north end of the upper plaza. The numerous water  
44 and drain pipes mounted to the underside of the  
45 surrounding framing and entering the dropped  
46 ceiling pocket suggest that the plaster soffit houses  
47 plumbing systems associated with the second floor  
48 restrooms (Figure 170).